

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 NOV 29 PM 2:56  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 203056**

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

**PETITIONER:** Broadway REprise LLC

**PETITIONER'S ADDRESS:** 358 Broadway #1, Cambridge, MA 02319

**LOCATION OF PROPERTY:** 358 BROADWAY, Unit 2, Cambridge, MA

**TYPE OF OCCUPANCY:** commercial

**ZONING DISTRICT:** Business A-1 Zone

**REASON FOR PETITION:**

/Change in Use/Occupancy/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

We would like to convert an existing 2nd flr commercial office condo in a mixed use building to a residential apartment.

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000      Section: 5.26 (Conversion).
- Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000      Section: 8.22.3 (Non-Conforming Structure).
- Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

Michael J. Witt James Messineo  
(Petitioner (s) / Owner)

MICHAEL J. WITT James Messineo  
(Print Name)

Address:

358 BROADWAY CAMBRIDGE MA 02139

Tel. No.

617-755-3581

E-Mail Address:

mikewittdesign@yahoo.com

Date: 11/29/22

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEALS

371 Massachusetts Avenue, Cambridge, MA 02139

617-349-2200

## Zoning Application Form

Form Number: ZAP-008

### General Information

The undersigned hereby petitions the Board of Zoning Appeals for the following:

Special Permit: \_\_\_\_\_ Variances:  Appeals: \_\_\_\_\_

PETITIONER: Global Review LLC

PETITIONER'S ADDRESS: 288 Broadway St, Cambridge, MA 02139

LOCATION OF PROPERTY: 122 BROADWAY, UNIT 2, Cambridge, MA

TYPE OF OCCUPANCY: Commercial ZONING DISTRICT: Business A-1 Zone

REASON FOR PETITION:

Change in Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL:

We would like to convert an existing 2nd fl commercial office condo in a mixed use building to a residential apartment.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8.000	Section 8.20 (Conversion)
Article 8.000	Section 8.01 (Table of Ordinal Requirements)
Article 8.000	Section 8.23 (Non-Complying Structures)
Article 10.000	Section 10.30 (Variances)

Original  
Signature(s)

\_\_\_\_\_  
(Petitioner(s) / Owner)

\_\_\_\_\_  
(Print Name)

Address

Tel No

E-mail Address

\_\_\_\_\_  
617-349-2200  
info@globalreview.com

Date: \_\_\_\_\_

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Broadway REprise LLC  
(OWNER)

Address: 358 Broadway Cambridge MA 02139

State that I/We own the property located at 358 Broadway unit #2, which is the subject of this zoning application.

The record title of this property is in the name of Broadway REprise LLC

\*Pursuant to a deed of duly recorded in the date 12/6/2017, Middlesex South County Registry of Deeds at Book 70346, Page 212; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

*Michael J. Witt*  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.

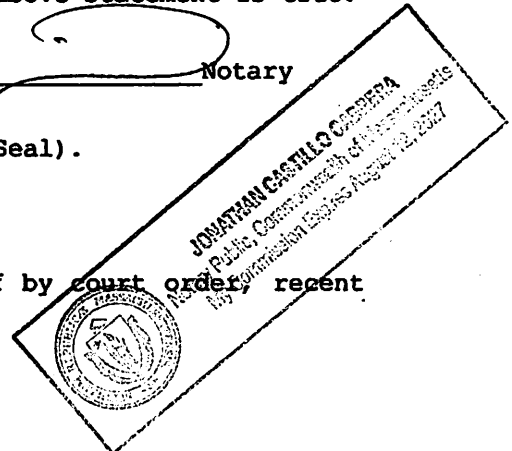
Commonwealth of Massachusetts, County of NORFOLK

The above-name MICHAEL JACK WITT personally appeared before me, this 10 of NOV, 2022, and made oath that the above statement is true.

*J. J. [Signature]*  
Notary

My commission expires AUGUST 12, 2027 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement would be a financial hardship. There is very little demand for commercial office space like ours. Since the pandemic we have had to decrease our rent, which doesn't cover our mortgage payments, real estate taxes, and other building expenses.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The odd shape of the lot, along with the building sitting on the narrowest part, impedes our ability to meet zoning. A further constraint is that the building abuts the neighbor at 356 with no space in between the two structures.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Changing our second floor unit to an apartment is in keeping with the predominately residential nature of the area. The changes are consistent with the neighborhood which is mostly multi-family homes. Making this unit residential will increase housing in the area.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

We are not making any physical changes that would impact how the exterior of building has existed for most of its hundred years, or it's relationship to the immediate surroundings and the greater neighborhood. Granting this variance would have little to no effect on the daily lives of our neighbors.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Broadway REprise LLC

**Present Use/Occupancy:** commercial

**Location:** 358 BROADWAY, Unit 2, Cambridge, MA

**Zone:** Business A-1 Zone

**Phone:** 617-755-3581

**Requested Use/Occupancy:** residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4867	4867	2797	(max.)
<u>LOT AREA:</u>		3729	3729	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.3	1.3	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		932.25	932.25	1500	
<u>SIZE OF LOT:</u>	WIDTH	61.05	61.05	50	
	DEPTH	120	120	124.5	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	24.75	
	REAR	0	0	24.75	
	LEFT SIDE	0	0	19.8	
	RIGHT SIDE	0	0	19.8	
<u>SIZE OF BUILDING:</u>	HEIGHT	39.5	39.5	35	
	WIDTH	75	75	25.5	
	LENGTH	18.333	18.333	38.133	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	30%	
<u>NO. OF DWELLING UNITS:</u>		4	4	2	
<u>NO. OF PARKING SPACES:</u>		8	8	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		15.75	15.75	8.22	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

The other building is a 4 bay cinderblock garage measuring, 20.1' w x 38.3' l x 9.8' ht. There would be no changes to it.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

MAX HEIGHT

HEIGHT

Plateau Use Category: Residential

Zone: R-100

Plateau Use Category: Residential

Apartment: The River House LLC

Location: 388 BELLEVUE UNIT 2, Cambridge MA

File # 17-03283

Item	Proposed	Permitted	Existing Conditions	Notes
FLOR AREA TOTL (sq ft)	833	833	833	
BASE FLOOR AREA	833	833	833	
WALL AREA	0	0	0	
NO. OF FLOORS	1	1	1	
NO. OF WALLS	4	4	4	
NO. OF WINDOWS	0	0	0	
NO. OF DOORS	0	0	0	
NO. OF BALCONIES	0	0	0	
NO. OF TERRACES	0	0	0	
NO. OF GARAGES	0	0	0	
NO. OF PORCHES	0	0	0	
NO. OF DECKS	0	0	0	
NO. OF PATIOS	0	0	0	
NO. OF STAIRS	0	0	0	
NO. OF ELEVATORS	0	0	0	
NO. OF MECHANICAL ROOMS	0	0	0	
NO. OF STORAGE ROOMS	0	0	0	
NO. OF OTHER ROOMS	0	0	0	
TOTAL GROSS FLOOR AREA (SQUARE FEET)	833	833	833	
TOTAL GROSS FLOOR AREA (SQUARE METERS)	77	77	77	
MAXIMUM HEIGHT (FEET)	12	12	12	
MAXIMUM HEIGHT (METERS)	3.66	3.66	3.66	

For the above proposed, other configurations or the same lot, the size of adjacent lot or lots for any type of construction proposed, etc. wood frame, concrete, brick, steel, etc.

The other building is a 4 bay carport garage measuring 50' 1 1/2" x 32' 1 1/2" (40' 11 1/2" if there would be no change in lot)

1) SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 8.00, SECTION 8.30 (DISTRICT OR DIMENSIONAL RES. PLANES)  
2) TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT WITHIN HEIGHT AND ALTITUDE AREAS GREATER THAN 5' DIVIDED BY LOT AREA  
3) GROSS SPACE SHALL NOT INCLUDE PARKING AREAS, WALLWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 10'

Middlesex Registry of Deeds  
 Southern District  
 Cambridge, Massachusetts  
 Plan No. 495 (6e2) of 20 04  
 Rec'd 5-14 20 04  
 at 9:37 AM Doc No. \_\_\_\_\_  
 Rec'd, Bk \_\_\_\_\_ Page \_\_\_\_\_  
 Attest

*Clifford E. Rober*  
 Register

SCALED PLAN #370 OF 1982

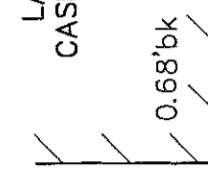
REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS  
 DEED BOOK 14967 PAGE 140 (LOCUS DEED LOT B)  
 DEED BOOK 25436 PAGE 445 (LOCUS DEED LOT A)  
 PLAN 370 OF 1982 (LOCUS PLAN)  
 LAND COURT PLAN 680B-1

LEGEND

CL CENTERLINE  
 EM ELECTRIC METER  
 GG GAS GATE  
 OH OVERHANG  
 SMH SEWER MANHOLE  
 WG WATER GATE  
 WSF WOOD STOCKADE FENCE

LAND COURT  
 CASE No. 680B-1



**BROADWAY TERRACE**

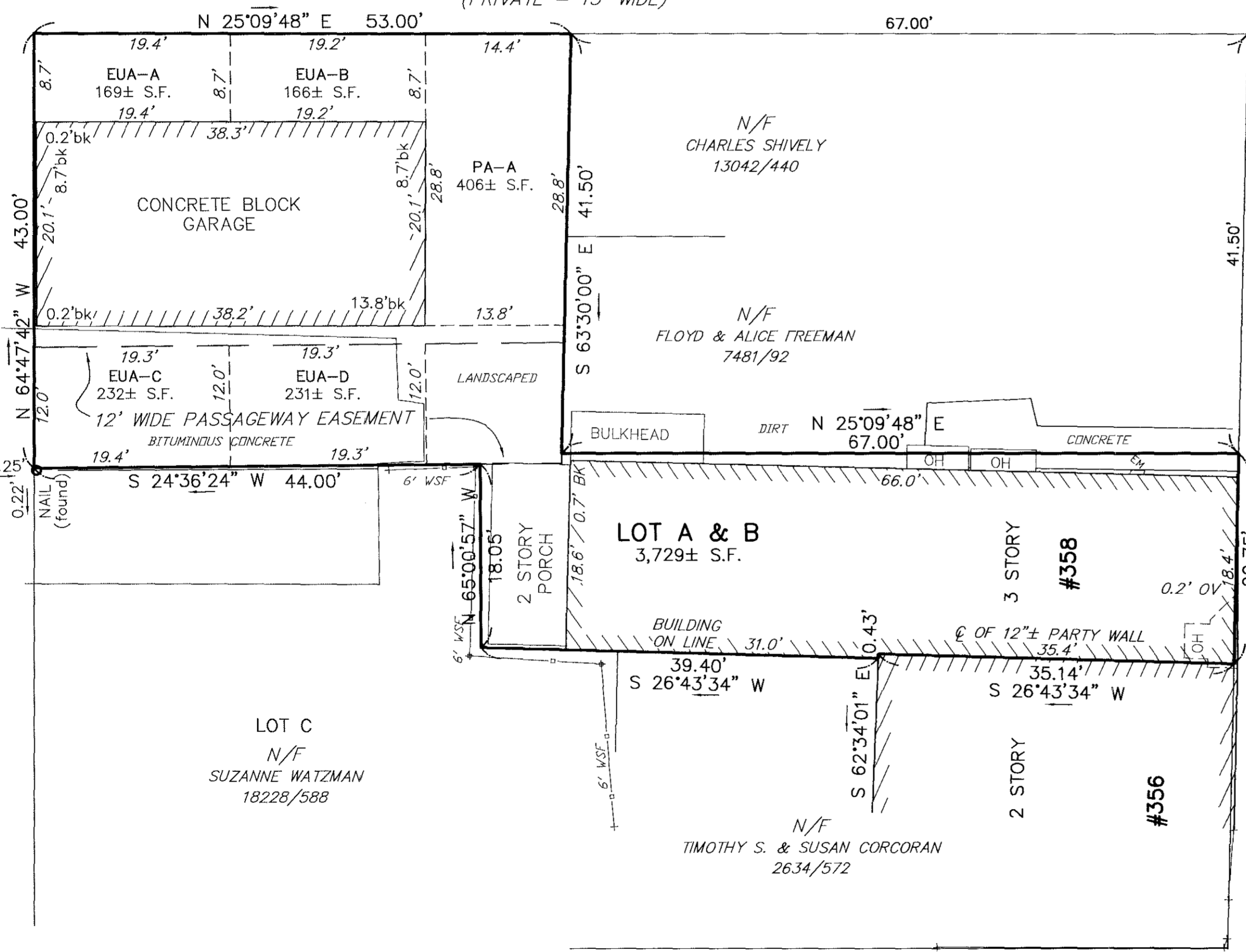
(PRIVATE - 15' WIDE)

**INMAN PLACE**

(PRIVATE - 15' WIDE)

**BROADWAY**

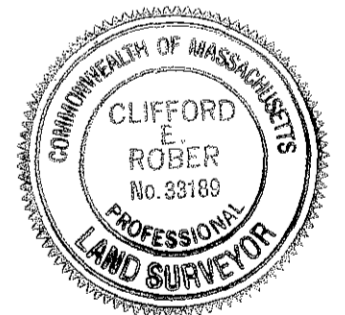
(PUBLIC - 66' WIDE)



I HEREBY CERTIFY THAT:

- 1) THE PROPERTY LINES SHOWN ARE THE LINES OF EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND I FURTHER CERTIFY THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. CHAPTER 380, ACTS OF 1966.
- 2) THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- 3) THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING AT #358 BROADWAY, CAMBRIDGE, MA, AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THERE-IN.

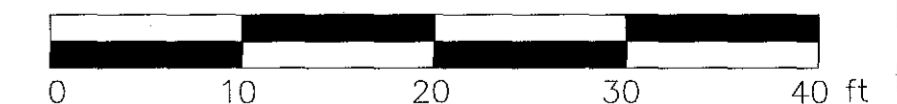
*Clifford E. Rober* 8/12/2004  
 CLIFFORD E. ROBER, PLS NO. 33189 DATE



**358 BROADWAY CONDOMINIUM**

MASTER DEED PLAN  
 IN  
 CAMBRIDGE, MA  
 (MIDDLESEX COUNTY)

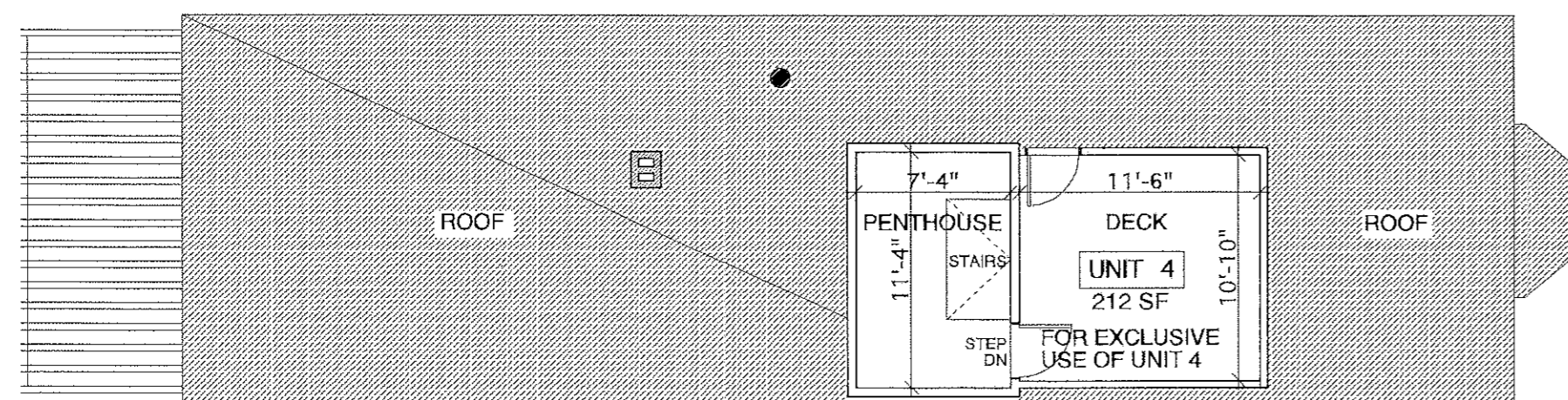
SCALE: 1" = 10' DATE: AUGUST 12, 2003



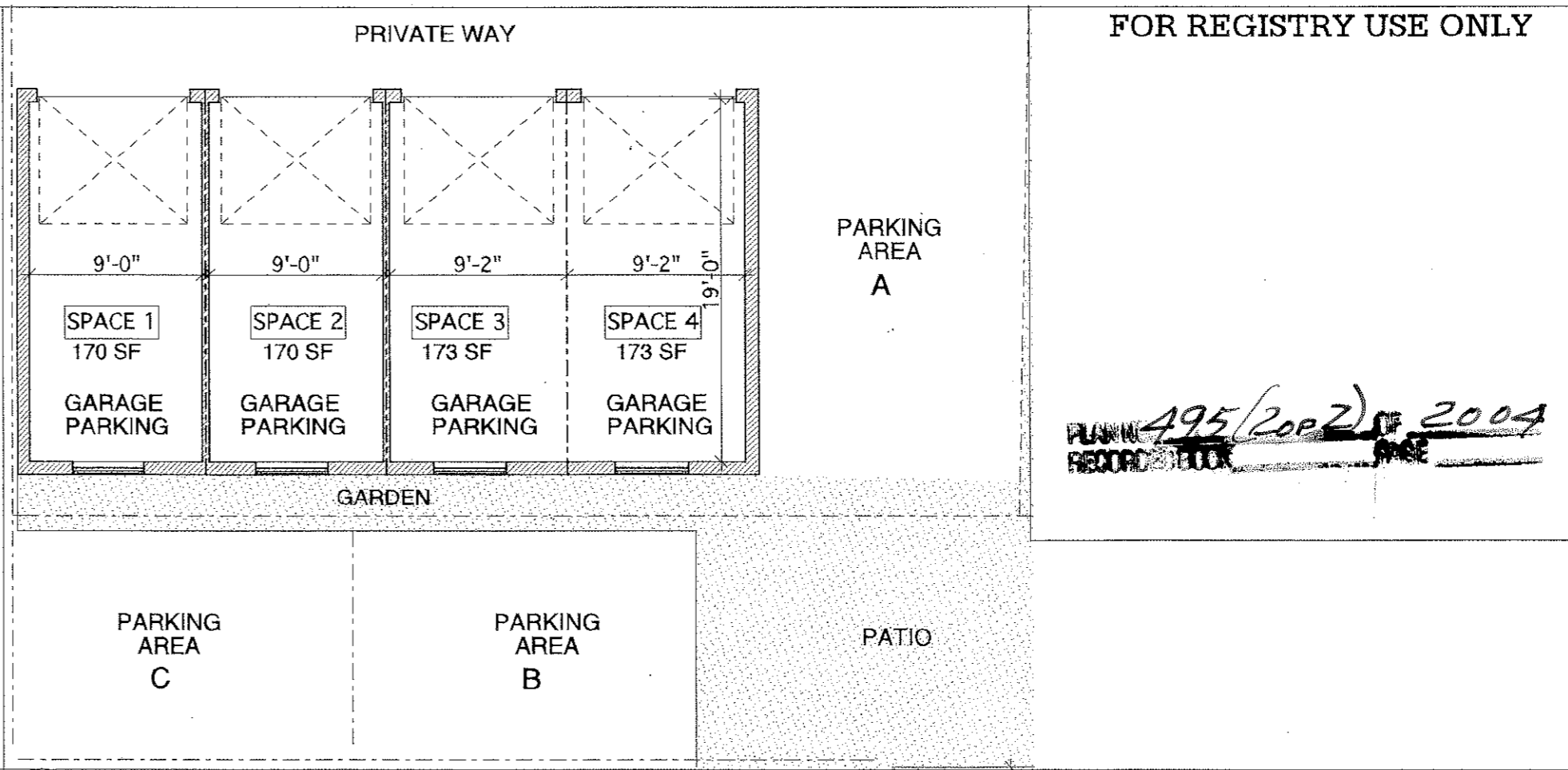
ROBER SURVEY  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 1570MD1.DWG

PL # 495 8-14-04 9:32 AM

495 - 1



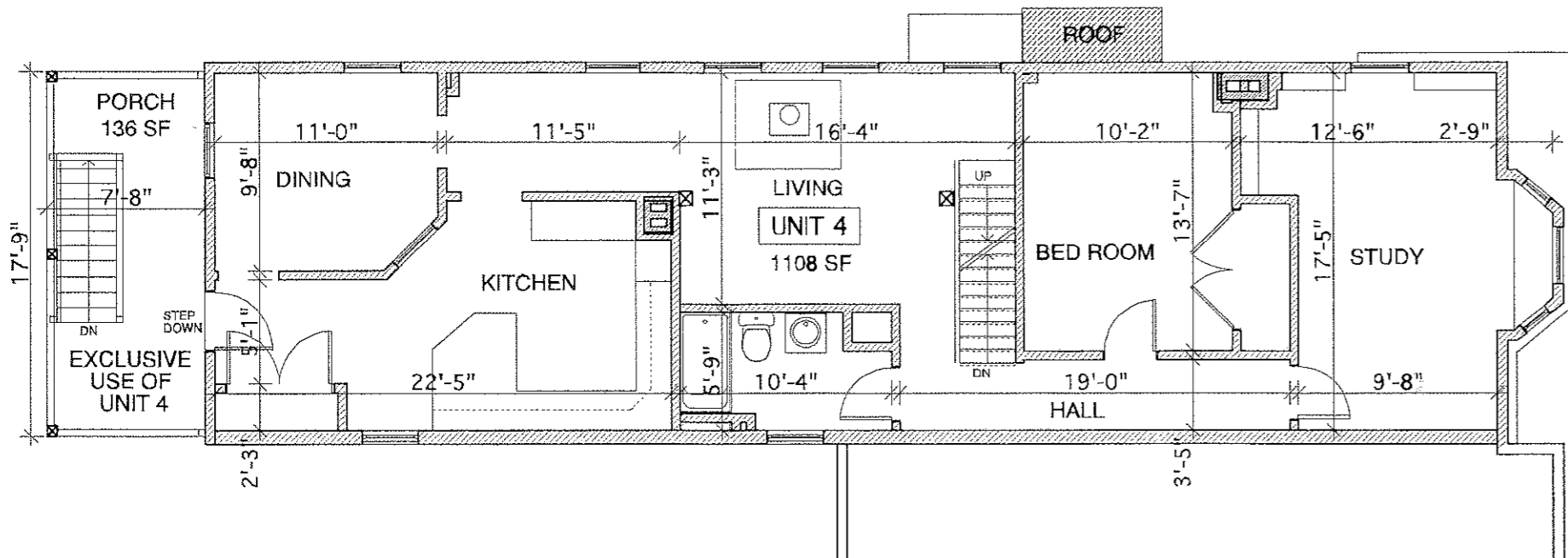
**R** ROOF DECK PLAN  
Scale: 1/8"=1'-0"



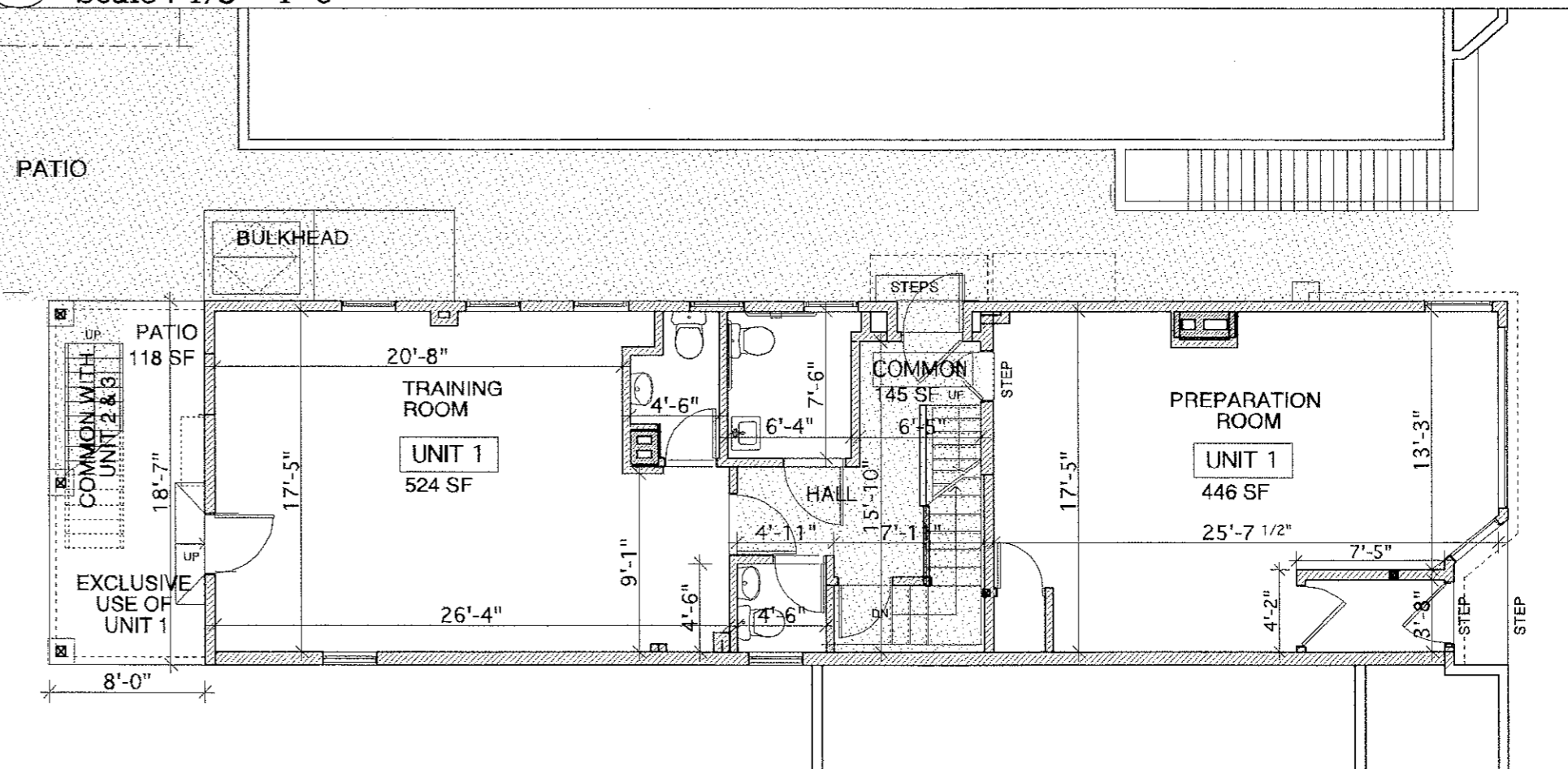
**G** GARAGE PLAN  
Scale: 1/8"=1'-0"

FOR REGISTRY USE ONLY  
PLAN 495(2002) OF 2004  
RECORD FLOOR

Hammer Architects  
21 Bishop Allen Drive  
Cambridge, MA 02139  
617.876.5121

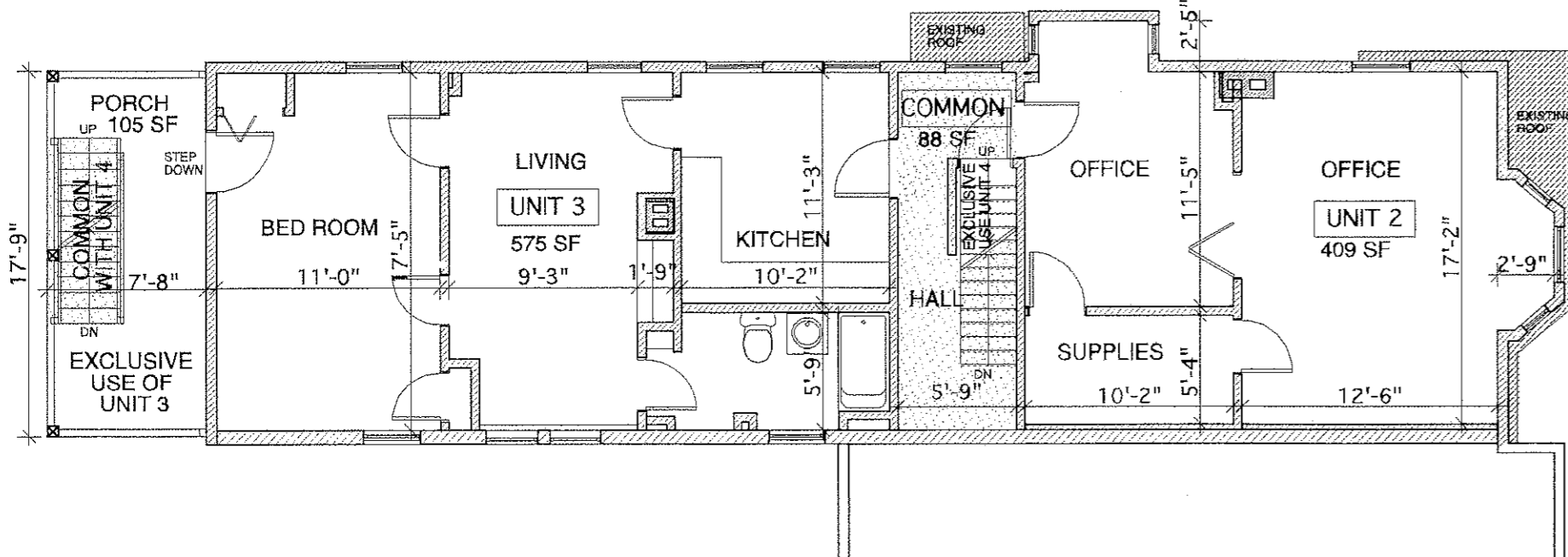


**3** THIRD FLOOR PLAN  
Scale: 1/8"=1'-0"

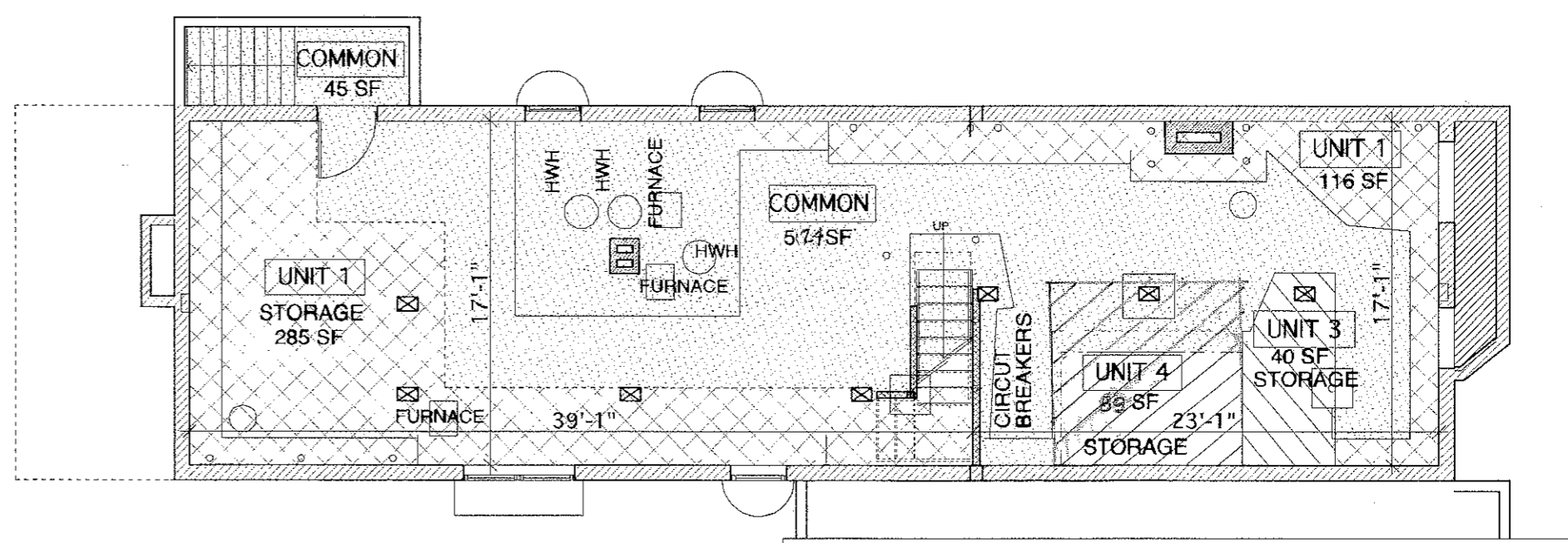


**1** FIRST FLOOR PLAN  
Scale: 1/8"=1'-0"

Title: Condominium Plans  
Scale: 1/8" = 1'-0"  
Date: 12/11/2003



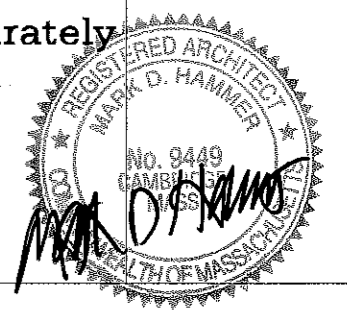
**2** SECOND FLOOR PLAN  
Scale: 1/8"=1'-0"



**B** BASEMENT PLAN  
Scale: 1/8"=1'-0"

I hereby certify these plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.

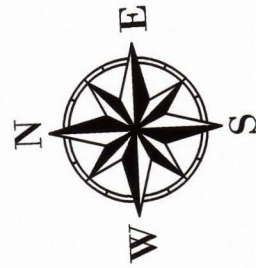
Mark D. Hammer, Architect



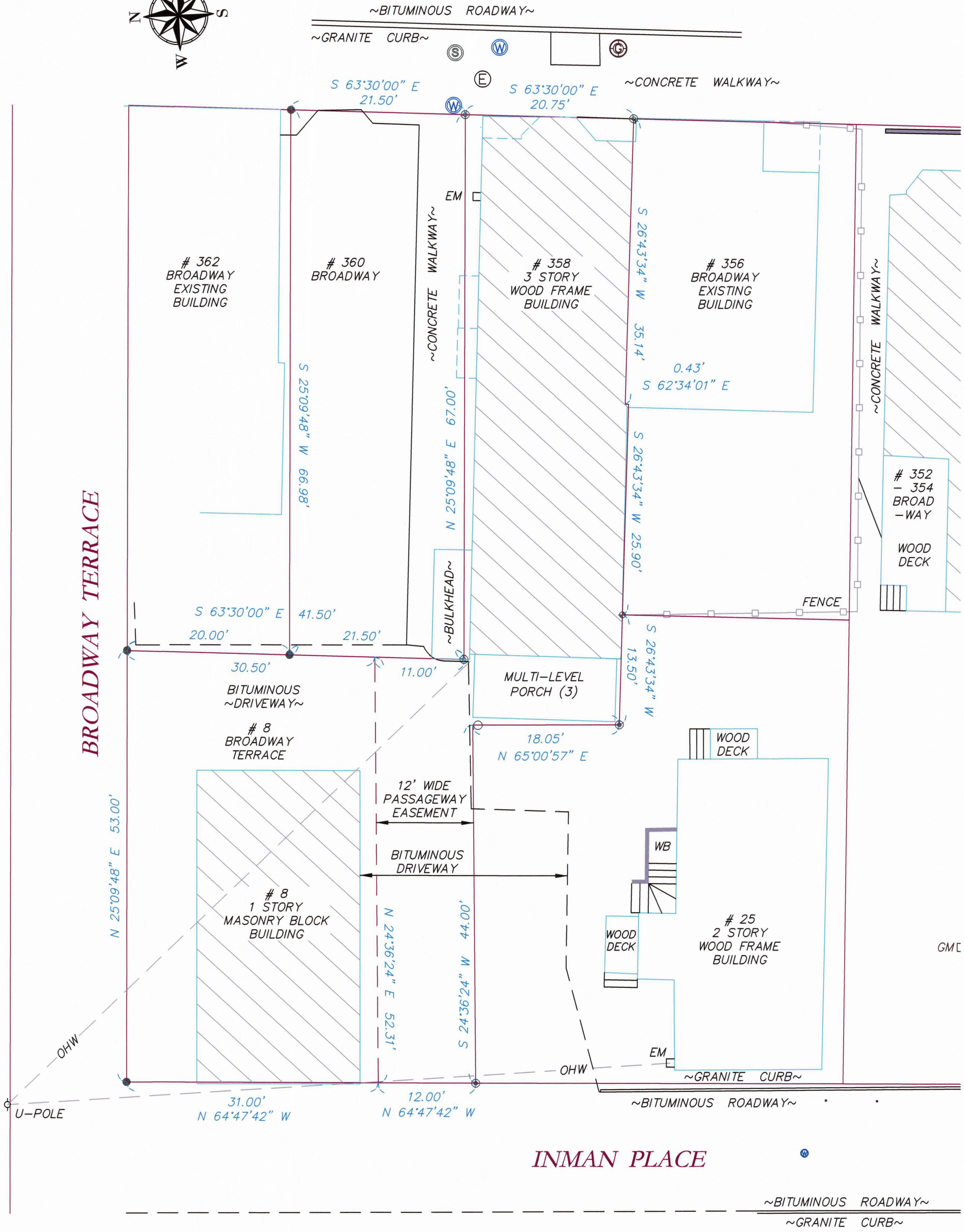
358 Broadway  
Cambridge, Massachusetts

495-2





**BROADWAY**



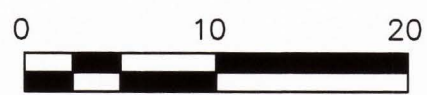
**NOTES:**

ALL OFFSETS & DIMENSIONS ARE TO THE SIDING UNLESS OTHERWISE NOTED.

GM=GAS METER  
EM=ELECTRIC METER  
OHW=OVERHEAD WIRES  
WB=WALKOUT BASEMENT

**LEGEND:**

- = SPIKE - SET
- ⊙ = NAIL - SET
- ⊕ = PAINT MARK @ FENCE
- = IRON PIPE - FOUND  
0.64' TO LOT CORNER
- ⊙ = DRILL HOLE - SET



Dennis O'Brien P.L.S.

PLAN SHOWING EXISTING CONDITIONS 358 BROADWAY CAMBRIDGE, MA MIDDLESEX COUNTY				
SCALE: 1:10	DATE: 10/9/2018	REVISED: ---	DRAWN BY: W.M.N.	CHECKED BY: D.O.

358 Broadway

front



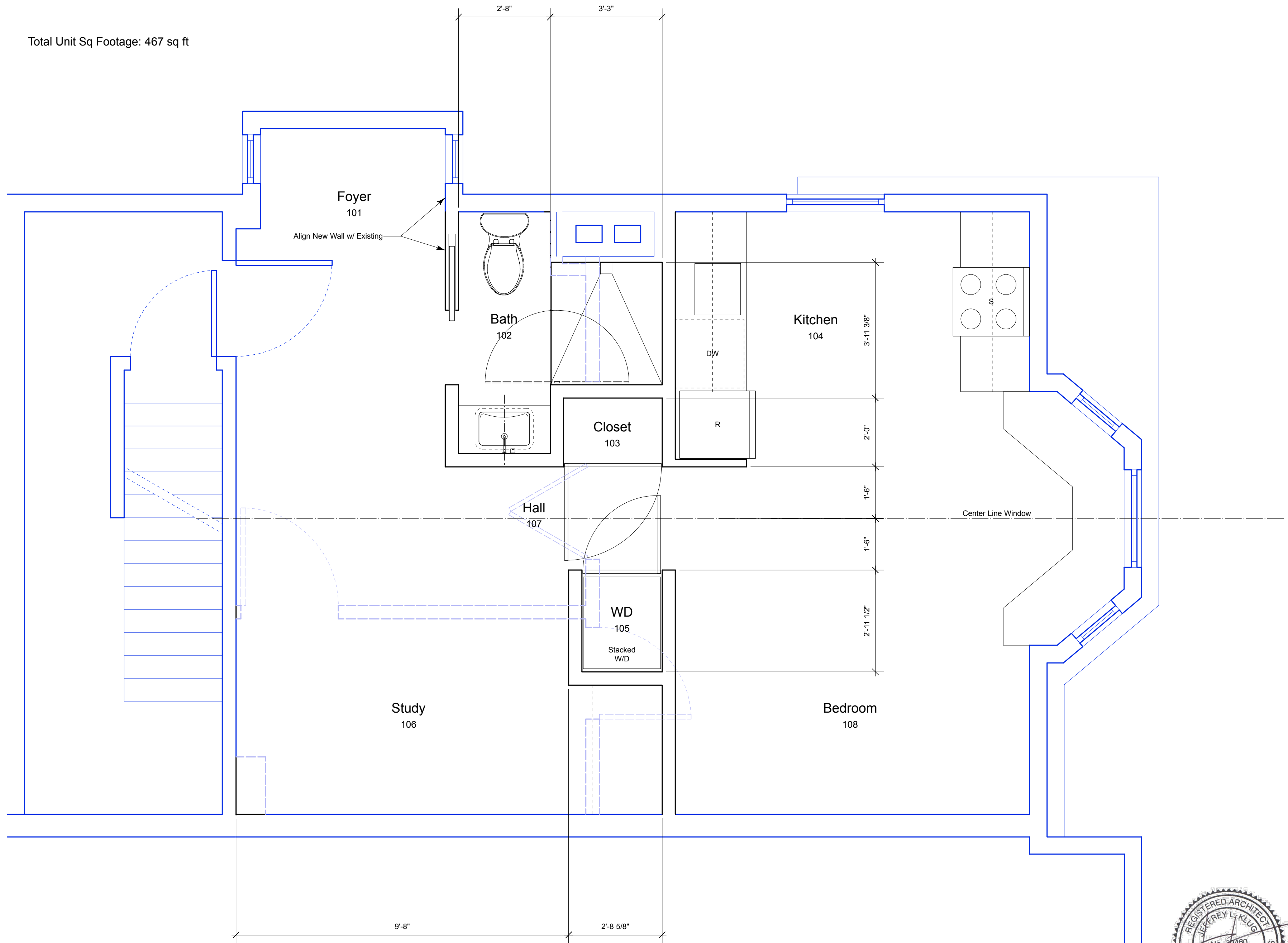
side



back from Inman Place



Total Unit Sq Footage: 467 sq ft



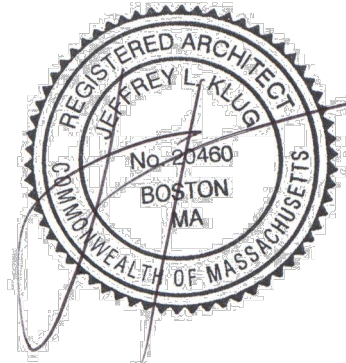
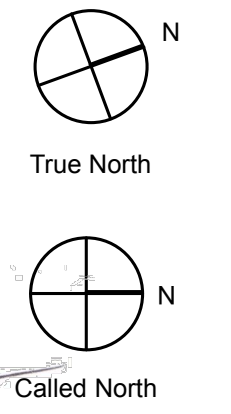
BUTZ + KLUG Architecture  
157 W. Newton St., Boston, MA 02118  
P 617 536 7399  
F 617 507 5980  
info@bklug.com

Structural Engineer  
IMCE Engineer

358 Broadway  
Unit 2  
358 Broadway  
Cambridge, MA

- GENERAL NOTES
- 1) Should drawings, schedules, specifications or notes disagree in themselves or with each other the contractor shall provide the better quality or greater quantity of work and/or materials unless otherwise directed by addendum to the contract. Should such discrepancies be discovered contractor shall notify the architect for clarification before proceeding.
  - 2) These drawings are strictly graphic representation and are not to be scaled, in every case the written notes and dimension are correct.
  - 3) All new partitions surrounding mechanical rooms (walls, ceilings, floors) shall have one hour fire rated construction
  - 4) All dimensions taken from finished walls unless noted.
  - 5) For interior elevations see sheets A5.x

- KEY
- New Construction
  - Existing Masonry Construction
  - Existing Construction
  - Existing to be Removed



1 UNIT 2 Plan  
Scale: 1/2" = 1'-0"



# Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov  
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, *Members*  
Margaret McMahon, *Alternate*

## CERTIFICATE OF NON-APPLICABILITY

Property: 358 Broadway, unit 2

Applicant: Mike Witt

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Interior renovation. Replace non original windows and trim.

Permit #203056

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 6616

Date of Certificate: November 28, 2022

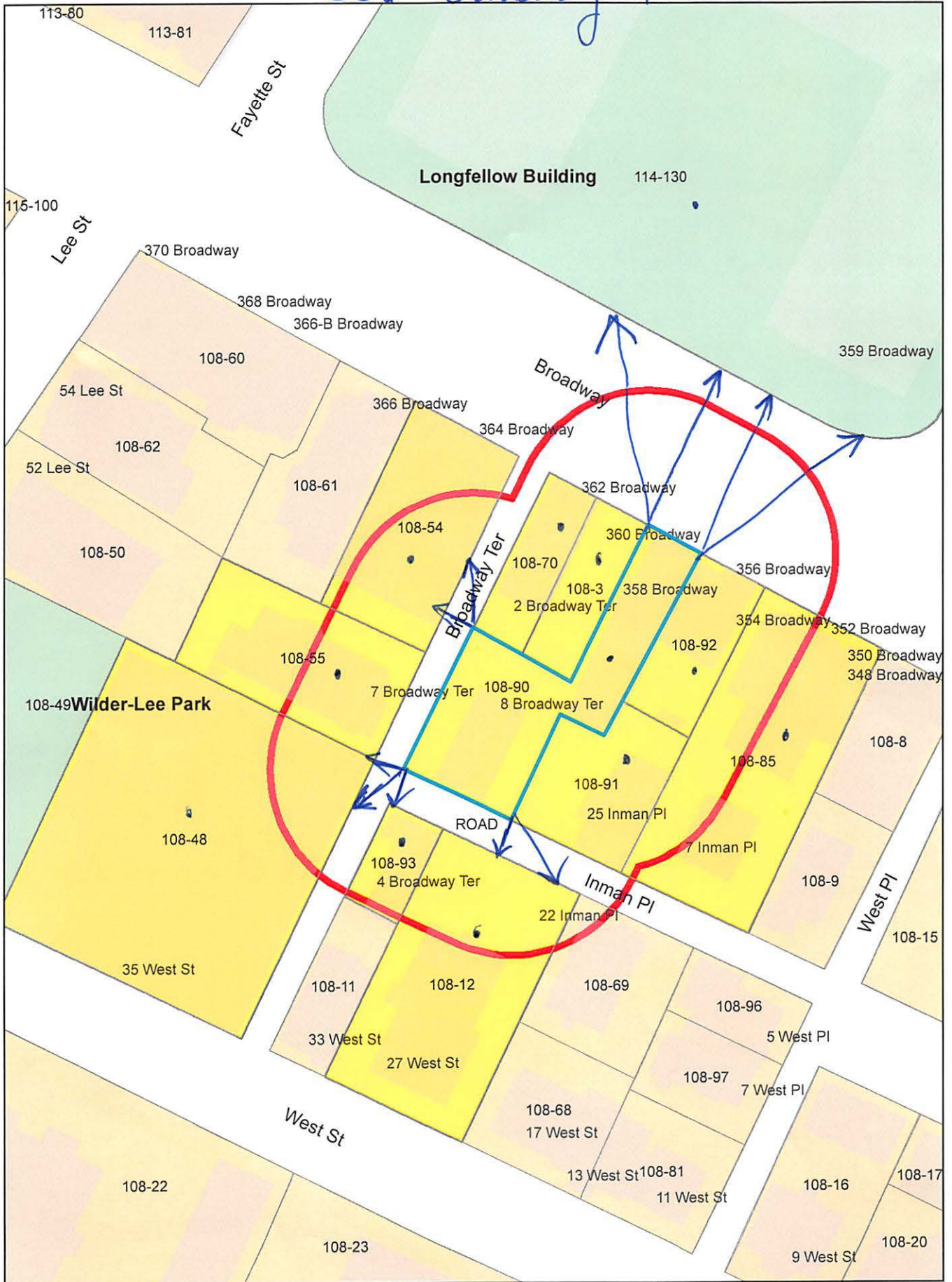
Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on November 28, 2022.

By Tony Hsiao/aac, Chair

\*\*\*\*\*

Twenty days have elapsed since the filing of this decision. No appeal has been filed \_\_\_\_ .  
Appeal has been filed \_\_\_\_ . Date \_\_\_\_\_ City Clerk:

358 Broadway #2



358 Broadway #2

Petitioner

108-48  
BIORICHLAND LLC  
2600 HILLTOP DR  
RICHMOND, CA 94806

108-85  
NAGAFUJI, PAMELA & JERRY NAGAFUJI  
354 BROADWAY, #2  
CAMBRIDGE, MA 02139

108-90  
BROADWAY REPRISE LLC,  
C/O MICHAEL WITT & JAMES MESSINEO  
358 BROADWAY  
CAMBRIDGE, MA 02139

108-48  
KAHN, BARBARA B., DR.  
35 WEST ST., #3  
CAMBRIDGE, MA 02139

108-48  
DONHEISER, MADELILNE  
35 WEST ST #4  
CAMBRIDGE, MA 02139-1739

108-54  
7 BROADWAY TERRACE LLC,  
305 HARVARD ST  
CAMBRIDGE, MA 02139

108-93  
NUGENT, CHRISTINE JULIA & JEAN CAVANAUGH  
4 BROADWAY TERR  
CAMBRIDGE, MA 02139

114-130  
CAMBRIDGE CITY OF SCHOOL DEPT  
159 THORNDIKE ST  
CAMBRIDGE, MA 02141

114-130  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

108-85  
TRAJMAN, DAN S. & DORIT TRAJMAN TIMNA  
TRAJMAN MOLBERGER  
7 INMAN PLACE, #7  
CAMBRIDGE, MA 02139

108-85  
PAUL, JONATHAN D. & JULIANNE YAZBEK  
352 BROADWAY  
CAMBRIDGE, MA 02139

114-130  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

108-48  
WORTMAN, DENNIS H.  
35 WEST ST., UNIT #9  
CAMBRIDGE, MA 02139

108-92  
CORCORAN, SUSAN  
356 BROADWAY  
CAMBRIDGE, MA 02139

108-3  
360 BROADWAY LLC,  
358 BROADWAY  
CAMBRIDGE, MA 02139

108-90  
TZELNIC, MORI & PERCY TZELNIC  
15 WALDEN ST  
CAMBRIDGE, MA 02138

108-48  
GOODARZY, ASAD & ESAM GOODARZY  
35 WEST ST., #8  
CAMBRIDGE, MA 02139

108-48  
SLAVITT, DAVID R. TRUSTEE OF DAVID R.  
SLAVITT 2002 REV TRUST  
35 WEST ST. UNIT#5  
CAMBRIDGE MA 02139

108-12  
KAEMMER, ALTHEA S. & J. DAVID KAEMMER  
27 WEST ST UNIT #8  
CAMBRIDGE, MA 02139

108-12  
QUERQUES, JOHN  
27 WEST ST. UNIT#2  
CAMBRIDGE, MA 02139

108-12  
SYMONDS, CHRISTIAN  
27 WEST ST., #1  
CAMBRIDGE, MA 02139

108-12  
ZHAO, XIAOHUI & YAN LI  
Z & C PROPERTY MANAGEMENT LLC  
22A VERNON ST  
TAUNTON, MA 02780

108-12  
SURI, NAVTEJ SINGH & HARVINDER KAUR SURI  
27 WEST ST.#5  
CAMBRIDGE, MA 02139

108-12  
SURI, TAVNEET K.  
27 WEST STREET, UNIT #3  
CAMBRIDGE, MA 02139

108-55  
O'DONNELL, PATRICIO &  
MARINA UMASCHI BERS  
7 BROADWAY TER., #1  
CAMBRIDGE, MA 02139

108-48  
BONVENTRE, JOSEPH V., PHD KRISTINA BRENN-  
CANNON-BONVENTRE, PHD., TRS  
101 BOSOTN POST RD  
WAYLAND, MA 01778

108-12  
HAN RITA  
27 WEST ST UNIT 4  
CAMBRIDGE, MA 02139

108-91  
WATZMAN, SUZANNE, TRUSTEE  
25 INMAN PL  
CAMBRIDGE, MA 02139

108-48  
DRISCOLL, THOMAS YAMIL  
35 WEST ST UNIT 1  
CAMBRIDGE, MA 02139

108-70  
BAKER POND LLC  
17 HIGHLAND ST  
CAMBRIDGE, MA 02138

358 Broadway #2

108-12  
HUMPHREY JONATHAN A PAVLOVIC ANA  
27 WEST - UNIT 6  
CAMBRIDGE, MA 02139

108-48  
MCNEILL, TIMOTHY J. & JAMES S. WILBUR  
35 WEST ST #7  
CAMBRIDGE, MA 02139

108-85  
BONSEY JOSIAH & MAIA GOKHALE  
354 BROADWAY - UNIT 1  
CAMBRIDGE, MA 02141

108-55  
DEANDRADE MARK  
7 BROADWAY TER - UNIT 2  
CAMBRIDGE, MA 02139

108-55  
MINIKEL ERIC V & SONIA M VALLABH TRS  
MINIKEL VALLABH 2021 TR  
7 BROADWAY TER - APT 3  
CAMBRIDGE, MA 02139

12/19/2022

To whom it may concern,

I am Mori Tzelnic and I own the top floor apartment at 358 Broadway. I have known Mike and Jim since they purchased in 2017. They are great neighbors usually taking care of most of issues that may arise at the building. I give my wholehearted support to their project to improve the property and create a new residence on the second floor.

Sincerely,



Mori Tzelnic





# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

3 Bds

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Michael J. [Signature] Date: 12-29-22  
(Print)

Address: 358 Broadway #2

Case No. BZA - 203056

Hearing Date: 1/12/23

Thank you,  
Bza Members

to Be Posted by 12/29/22 No Later